



PRICE GUIDE: \$405,000.00

Area: 809 m2

Council Rates: \$4,514.94 p.q.

Under Contract By Nathan Lynham 0427695162

Brimming with possibilities and boasting two street frontages, this expansive 809 m2 property represents an opportunity to purchase one of Hermit Park's timeless designs.

Positioned in a blue-chip suburb right on the city fringe, in a tightly held pocket of homes, with views from the front verandah across parkland to Ross River, this quintessential Queenslander has been kept very close to its original design and offers an unrivalled opportunity by providing scope to occupy and then renovate over time.

THE PROPERTY

- High set 3 bedroom Queenslander
- Fabulous opportunity - quiet street no through traffic
- Soaring high ceilings, VJ walls, timber floors
- Open plan living and dining
- Functional kitchen
- Front verandah overlooking the river
- Two street frontage on corner Sturgess and



Nathan Lynham
0427 695 162

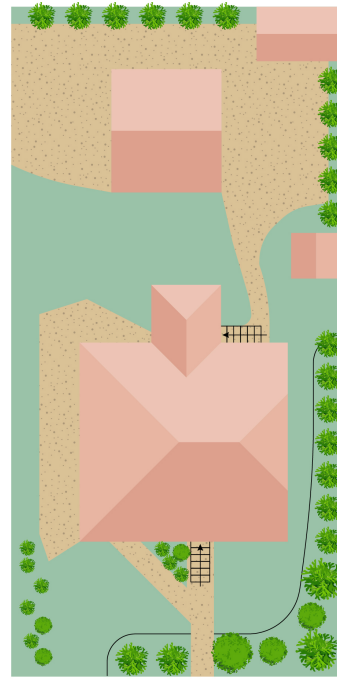
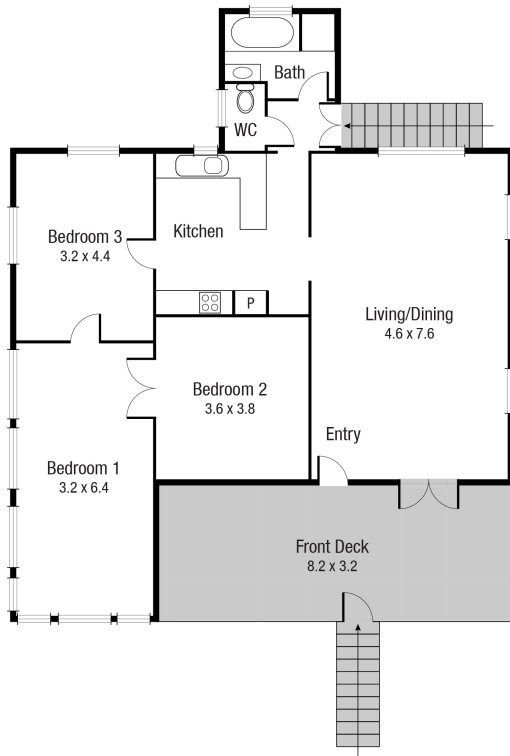


Graham Lynham
0447 250 222



OFFICE

37Thuringowa Drive, Kirwan
07 4723 3222



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 133.4 sq.m

78 Carmody St, Hermit Park